

ENVIRONMENTAL REVIEW COMMITTEE REPORT AND ADMINISTRATIVE SHORT PLAT REPORT & DECISION

ERC MEETING DATE:	October 11, 2010		
Project Name:	West Pacific Short Plat		
Owner:	West Pacific International, LLC; 4957 Lakemont Blvd SE, Suite C4-322; Bellevue, WA 98006		
Applicant:	Tom Redding, Encompass Engineering & Surveying; 165 Juniper Street, Suite 201; Issaquah, WA 98027		
Contact:	Tom Redding, Encompass Engineering & Surveying; 165 Juniper Street, Suite 201; Issaquah, WA 98027		
File Number:	LUA10-064, SHPL-A, ECF		
Project Manager:	Gerald Wasser, Associate Planner		
Project Summary:	The applicant requests Environmental (SEPA) Review and approval of an Administrative Short Plat for a 2-lot subdivision of a 22,500 square foot parcel (APN 008800-0495) in the Residential - 8 dwelling units per acre (R-8) zone. Density is proposed to be 5.63 dwelling units per acre. Proposed Lot 1 would be 5,100 square feet and has an existing residence (to remain). Proposed Lot 2 would be 17,400 square feet and contains a 6,238 square foot Category 2 wetland. The applicant is proposing buffer averaging of the required 50-foot wetland buffer to provide for a desired building envelope on proposed Lot 2. The site generally slopes downward from west to east. Project grading is estimated to be approximately 150 cubic yards. Access to both proposed lots would be via a 20-foot private access easement from 109th Avenue SE.		
Project Location:	16466 109 th Avenue SE		
Exist. Bldg. Area SF:	720 sf existing house to remain	Proposed New Bldg. Area (footprint): Proposed New Bldg. Area (gross):	N/A N/A
Site Area:	22,500 s.f.	Total Building Area GSF:	N/A
STAFF RECOMMENDATION:	Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance (DNS).		



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

A. EXHIBITS:

- Exhibit 1: Project file ("yellow file") containing the application, reports, staff comments, and other material pertinent to the review of the project.
- Exhibit 2: Zoning Map (H4)
- Exhibit 3: Boundary/Topography Map
- Exhibit 4: Short Plat Site Plan
- Exhibit 5: Conceptual Landscape, Tree Cutting, Grading & Drainage Control Plan
- Exhibit 6: Aerial Photograph
- Exhibit 7: Property Services Memo

B. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** West Pacific International, LLC
4957 Lakemont Blvd., Suite C4-322
Bellevue, WA 98006
- 2. **Zoning Designation:** Residential 8 DU/AC (R-8)
- 3. **Comprehensive Plan Land Use Designation:** Residential Single Family (RSF)
- 4. **Existing Site Use:** Single Family Residential
- 5. **Neighborhood Characteristics:**
 - a. **North:** Single-family residences (R-8 zoning)
 - b. **East:** Single-family residences (R-8 zoning)
 - c. **South:** Single-family residences (R-8 zoning)
 - d. **West:** Single-family residences (R-8 zoning)
- 6. **Access:** 109th Avenue SE
- 7. **Site Area:** 22,500 sf

C. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	4498	02/20/1995
Zoning	N/A	4404	06/07/1993
Annexation	N/A	5327	03/01/2008

D. PROJECT NARRATIVE:

The applicant is requesting Administrative Short Plat approval for the subdivision of a 22,500 square foot parcel into two lots. Proposed Lot 1 would be 5,025 square and contains an existing house of approximately 720 square feet. Proposed lot 2 would be 17,400 square feet in size and contains a 6,238 square foot Category 2 Wetland. The applicant is proposing buffer averaging of the required 50-foot buffer to provide for a building envelope on proposed Lot 2. The averaged wetland buffer would vary from 29-feet to 69-feet. A 428 square foot portion of the wetland buffer area would be removed and a 467 square foot area would be added to the wetland buffer which would provide an overall buffer area addition of 39 square feet. The existing house on proposed Lot 1 would remain and Lot 2 is proposed for future development of an additional single-family residence. The applicant is proposing to establish a Native Growth Protection Easement over the Category 2 Wetland and its averaged buffer area. The proposed project site generally slopes downward from west to east with a maximum slope of approximately 40 percent within the center of the site. Since there is less than a 15 foot vertical rise, the slopes are not considered to be protected. Grading for frontage improvements, driveway construction, and leveling the ground for a building pad on proposed Lot 2 would involve cutting approximately 150 cubic yards of earth material. Approximately 100 cubic yards of crushed rock fill would be imported to the project site for frontage improvements and driveway construction. Access to both proposed lots would be via a 20-foot access easement from 109th Avenue SE.

E. PUBLIC SERVICES:

1. Utilities

- a. Water: Water service would be provided by the Soos Creek Water and Sewer District. A Soos Creek Water and Sewer District Certificate of Water Availability was issued on July 8, 2010.
- b. Sewer: Sanitary sewer service would be provided by the Soos Creek Water and Sewer District. A Soos Creek Water and Sewer District Certificate of Sewer Availability was issued on July 8, 2010.
- c. Surface/Storm Water: A preliminary drainage report has been submitted and has been determined to be in compliance with the 2009 King County Surface Water Design Manual (KCSWDM) and the 2009 City of Renton Amendments to the 2009 KCSWDM.

2. Streets: The proposed project is served by 109th Avenue SE.

3. Fire Protection: Fire and emergency services would be provided by the City of Renton Fire Department.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. ENVIRONMENTAL THRESHOLD RECOMMENDATION

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS with a 14-day Appeal Period.

B. MITIGATION MEASURES

None recommended.

C. ENVIRONMENTAL IMPACTS

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Water - Wetlands

Impacts: A 6,238 square foot Category 2 Wetland has been delineated in the eastern portion of the proposed project site. Per RMC 4-3-050M.6.c.i Category 2 Wetlands require a 50-foot buffer area. The future building envelope for a single-family house on proposed Lot 2 would encroach into part of the required 50-foot buffer area. The applicant is proposing to utilize Code provisions for buffer area averaging to allow for a future building pad. The proposed buffer reduction area is 428 square feet and the proposed added buffer area is 467 square feet for an overall gain of 39 square feet of buffer area.

A Critical areas Study for West Pacific Short Plat, 16466 109th Ave. SE, Renton, WA (Parcel 008800-0495), prepared by Altmann Oliver Associates, LLC, dated July 6, 2010 was submitted with the project application. The report identifies the on-site portion of the wetland as part of a larger wetland that extends to the north and south. Vegetation within the on-site portion of the wetland consists of a palustrine forested plant community that includes red alder, Oregon ash, red-osier dogwood, salmonberry, black twinberry, spirea, slough sedge, and mannagrass. The critical areas report further states that the area of the proposed buffer reduction does not contribute to the habitat value of the wetland because vegetation consists primarily of Himalayan blackberry, a non-native invasive species. In addition, the report concludes that because the proposed buffer replacement area is generally forested with a native plant community of red alder, big-leaf maple, hazelnut, thimbleberry, sword fern and fingercup, additional plantings are not necessary. The applicant has indicated that a Native Growth Protection Easement would be established over the wetland and its buffer area.

Mitigation Measures: No further mitigation is necessary.

Nexus: N/A

D. COMMENTS OF REVIEWING DEPARTMENTS

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

PART THREE: ADMINISTRATIVE SHORT PLAT REVIEW

A. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. Chapter 2 Land Use Districts

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards

2. Chapter 3 Environmental Regulations and Overlay Districts

- a. Section 4-3-050M: Wetlands

3. Chapter 4 Property Development Standards

- a. Section 4-4-030: Development Guidelines and Regulations

4. Chapter 6 Streets and Utility Standards

- a. Section 4-6-060: Street Standards

5. Chapter 7 Subdivision Regulations

- a. Section 4-7-070: Detailed Procedures for Short Subdivisions
- b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
- c. Section 4-7-150: Streets – General Requirements and Minimum Standards
- d. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards

6. Chapter 9 Procedures and Review Criteria

7. Chapter 11 Definitions

B. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

- 1. Land Use Element: Residential Single Family
- 2. Community Design Element: New and Infill Development
- 3. Environmental Element: Resource Protection

C. DEPARTMENT ANALYSIS:

1. Project Description/Background

The applicant is requesting Administrative Short Plat approval for the subdivision of a 22,500 square foot parcel into two lots. Proposed Lot 1 would be 5,025 square and contains an existing house of approximately 720 square feet. Proposed lot 2 would be 17,400 square feet in size and contains a 6,238 square foot Category 2 Wetland. Density would be 5.63 dwelling units per acre. The applicant is proposing buffer averaging of the required 50-foot buffer to provide for a building envelope on proposed Lot 2. The existing house on proposed Lot 1 would remain and Lot 2 is proposed for future development of an additional single-family residence. The applicant is proposing to establish a Native Growth Protection Easement over the Category 2 Wetland and its averaged buffer area.

The proposed project site generally slopes downward from west to east with a maximum slope of approximately 40 percent located within the center of the site. The applicant proposes that access to both proposed lots would be via a 20-foot access easement from 109th Avenue SE.

2. Environmental Review

Except when located on lands covered by water or sensitive areas, short plats are exempt from SEPA Environmental Review pursuant to WAC 197-11-800(6)(a). The proposed project site contains a Category 2 Wetland and, therefore, requires SEPA Environmental Review. Under Part Two: Environmental Review, staff recommends a Determination of Non-Significance (DNS).

3. Compliance with ERC Mitigation Measures

None recommended.

4. Staff Review Comments

Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.

5. Consistency with Short Plat Criteria

Approval of a plat is based upon several factors. The following short plat criteria have been established to assist decision-makers in the review of the plat:

a) Compliance with the Comprehensive Plan Designation

The site is designated Residential Single Family (RSF) on the Comprehensive Plan Land Use Map. Land designated Residential Single Family is intended to be used for quality detached residential development organized into neighborhoods at urban densities. It is intended that larger subdivisions, infill development, and rehabilitation of existing housing be carefully designed to enhance and improve the quality of single-family living.

Policy LU-147. *Net development densities should fall within a range of 4.0 to 8.0 dwelling units per acre in Residential Single Family Neighborhoods.*

☒ Policy Objective Met ☐ Not Met

Policy LU-148. *A minimum lot size of 5,000 square feet should be allowed on in-fill parcels of less than one acre (43,560 sq. ft.) in single-family designations. Allow a reduction on lot size to 4,500 square feet on parcels greater than one acre to create an incentive for aggregation of land. The minimum lot size is not intended to set the standard for density in the designation, but to provide flexibility in subdivision/plat design and facilitate development within the allowed density range.*

☒ Policy Objective Met ☐ Not Met

Policy LU-152. *Single-family lot size, lot width, setbacks, and impervious surface should be sufficient to allow private open space, landscaping to provide buffers/privacy without extensive fencing, and sufficient area for maintenance activities.*

☒ Policy Objective Met ☐ Not Met

Policy LU-154. *Interpret development standards to support new plats and infill project designs incorporating street locations, lot configurations, and building envelopes that address privacy and quality of life for existing residents.*

☒ Policy Objective Met ☐ Not Met

Policy CD-12. *Infill development, defined as new short plats of nine or fewer lots, should be encouraged in order to add variety, updated housing stock, and new vitality to neighborhoods.*

☒ Policy Objective Met ☐ Not Met

Policy EN-7. *Protect buffers along wetlands to facilitate infiltration and maintain stable water temperatures, provide for biological diversity, reduce amount and velocity of run-off, and provide for wildlife habitat.*

☒ Policy Objective Met ☐ Not Met

b) Compliance with the Underlying Zoning Designation

The subject site is designated Residential – 8 dwelling units per acre (R-8) on the City of Renton Zoning Map.

Density: The R-8 zone allows a density range of 4.0 to 8.0 dwelling units per net acre. The proposed project would have a net density of 5.63 dwelling units per net acre and, therefore, complies with the density requirement.

Lot Dimension: As demonstrated in the table below, all lots meet the requirements for minimum lot size, depth, and width.

<u>As Proposed</u>	<u>Lot Size</u> 5,000 SF minimum	<u>Width</u> 50 feet required	<u>Depth</u> 65 feet required
<i>Lot 1</i>	5,100 SF	75 feet	68 feet
<i>Lot 2</i>	17,400 SF (11,162 SF Net)	75 feet	233 feet

For maintenance of the Native Growth Protection Area (NGPA), staff recommends that the Category 2 Wetland and its adjusted buffer area should be placed in a Native Growth Protection Easement tract. The resulting short plat would have two lots and one tract. Lot 1 would remain at 5,100 square feet, Lot 2 would be 5,118 square feet (68.24-feet by 68.24-feet) and the NGPE tract would be 12,282 square feet. These lot sizes and dimensions meet the Code requirements for minimum lot size, depth, and width. Therefore, staff recommends as a

condition of approval that the applicant be required to submit a revised short plat plan which shows the new lot/tract configuration for review and approval of the Planning Division Project Manager prior to recording the short plat.

Setbacks: The front yard setback in the R-8 zone is 5-feet, the side yard setback along a street or access easement is 15-feet, and the rear yard setback is 20-feet. Proposed Lot 1 has an existing house to remain. The front yard setback is approximately 22-feet, the side yard along the proposed 20-foot access easement on the north side of the property would be 15-feet, the side yard on the south side of the property would be 5-feet and the rear yard would be 20-feet. Proposed Lot 2 has adequate area to accommodate required setbacks.

Building Standards: The maximum building height in the R-8 zone is 30-feet. The maximum building coverage for lots 5,000 square feet or greater is 35 percent of the lot or 2,500 square feet, whichever is greater. The lot coverage requirement for proposed Lot 1 meets this requirement. The lot coverage requirement for proposed Lot 2 would be verified at the time of building permit review.

Parking: Parking regulations require a minimum of two off-street parking spaces for detached dwellings. As proposed each lot would have adequate area to provide two off-street parking spaces. In addition, the parking regulations require that driveway cuts be located a minimum of 5-feet from the adjoining property line. Compliance with the parking requirements will be verified at the time of building permit review.

c) *Community Assets*

The street standards regulations (RMC 4-6-060) require that the applicant provide half-street improvements which include 16-feet of paving from the centerline of 109th Avenue SE, curb, gutter, an 8-foot planter strip, and a 5-foot sidewalk. The applicant has shown such improvements on a conceptual landscape plan submitted with the land use application. Because there are no existing street improvements in the area, the applicant may submit an application to the City requesting to pay a fee in-lieu of constructing the street improvements. The applicant would be required to plant two ornamental trees, a minimum caliper of 1 1/2-inches (deciduous) or 6 to 8-feet in height (conifer), within the front yard of the proposed lots. The regulations for tree retention in the R-8 zone require that 30 percent of the significant trees on the site be retain or replaced at a ratio of 12-inches caliper per tree removed. The applicant is required to retain 1.8 trees and is retaining 4 maple trees. No replacement trees are required and none are proposed.

There are a total of 33 trees on the project site. Twenty-seven of these trees are located in the onsite Category 2 Wetland. Of the 6 remaining trees 2 (one 12-inch alder and one 36-inch maple) would be removed as needed to accommodate the construction of a future single-family house on proposed Lot 2. The conceptual landscape plan proposes 2 Oregon ash trees with a minimum caliper of 1 1/2-inches would be planted in the 8-foot planter strip along 109th Avenue SE. In addition to the Oregon ash trees, shrubs including Oregon grape, salal, native spirea and native rose would be planted in the 8-foot planter strip. Two Oregon ash are proposed in the front yard of proposed Lot 2. The Oregon ash trees proposed for the 8-foot planter strip and the front yard of proposed Lot 2 would be larger than appropriate for this area. Therefore, staff recommends as a condition of approval that the applicant be required to

substitute "Autumn Purple" White Ash trees for use as street trees and as the front yard trees for proposed Lot 2. The conceptual landscape plan does not indicate ornamental tree plantings in the front yard of proposed Lot 1. Staff recommends as a condition of approval that the applicant submit a final landscape plan for the review and approval of the Planning Division Project Manager prior to recording the short plat. The final landscape plan shall indicate all landscaping associated with the short plat including two ornamental trees with a minimum caliper of 1 ½ inches in the front yard of proposed Lot 1.

In order to prevent encroachment into the Category 2 Wetland and its adjusted buffer, Staff recommends as a condition of approval that the applicant shall permanently identify the boundary between the Native Growth Protection Easement tract and the abutting land. This identification shall include a permanent split rail fence and wood or metal signs on treated or metal posts. The permanent wood split rail fence and signs shall be installed prior to short plat recording.

Staff further recommends as a condition of approval that the applicant establish and record a permanent and irrevocable easement on the property title of the tract containing the Category 2 Wetland and its adjusted buffer prior to short plat recording. The protective easement shall be held by current and future property owners, shall run with the land, and shall prohibit development, alteration, and disturbance within the easement except for purposes of habitat enhancement. The enhancement project shall receive prior written approval from the City, and from any other agency with jurisdiction over such activity.

Also, as a condition of approval staff recommends that a covenant shall be placed on the tract restricting its separate sale and giving each lot owner within the short plat an undivided interest in the tract. This covenant should be recorded on the face of the short plat, and/or concurrent with the short plat recording, noting the recording number on the short plat.

d) Compliance with Subdivision Regulations

Streets: As mentioned in the Community Assets section, above, the applicant would be required to provide 16-feet of paving from the centerline of 109th Avenue SE, curb gutter, an 8-foot planter strip, and a 5-foot sidewalk. The applicant has indicated such improvements on the conceptual landscape plan submitted with the project application. However, because there are no street improvements in the area, the applicant may submit an application requesting to pay a fee in-lieu of constructing street improvements.

The proposed short plat is anticipated to generate additional traffic on the City's street system. In order to mitigate transportation impacts, staff recommends as a condition of approval that the applicant be required to pay a Transportation Mitigation Fee based on \$75.00 per net new average daily trip attributed to the proposed project. One new lot (credit is given for the existing residence) is expected to generate 9.57 new average weekday vehicle trips. The fee for the proposed short plat is estimated at \$717.75 (\$75.00 x 9.57 trips x 1 lot = \$717.75) and is payable prior to recording the short plat.

Blocks: No new blocks would be created as part of the proposed short plat.

Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the subdivision regulations and the development standards of the R-8 zone and allow for reasonable infill of developable land. The proposed lots are rectangular in shape.

In order to maintain the lot orientation of the surrounding neighborhood, Staff recommends that the front yard of proposed Lot 2 be oriented to the west. Staff further recommends that a note to this effect be placed on the face of the short plat.

e) Reasonableness of Proposed Boundaries

Access: Both proposed Lots 1 and 2 would take access from 109th Ave SE via a private access easement on the north side of the property. The two driveway approaches indicated on the submitted short plat map should be combined into one common 20-foot wide driveway as shown on the conceptual landscape plan, in order to reduce the number of curb cuts. Staff recommends as a condition of approval that the applicant indicate the revised consolidated driveway approach on the short plat drawing submitted for recording.

Topography: The project site slopes downward from west to east with a maximum of 40 percent slope (with a maximum vertical rise of 14 feet) located in the center portion of the site. The slopes are considered to be "Sensitive" per RMC 4-11-190, as the average slope on a portion of the site is 40% or greater with a vertical rise less than 15 feet. The short plat is not considered to be a hillside subdivision as the average slope across the site is 8% from west to east.

Relationship to Existing Uses: The properties surrounding the subject site are single-family residences that are designated R-8 on the City's zoning map. The proposal is similar to existing development in the area and is consistent with the Comprehensive Plan and zoning regulations, which encourage infill development.

f) Availability and Impact on Public Services (Timeliness)

Police and Fire: Police and Fire Department staff indicate that sufficient resources exist to furnish services to the proposed development, subject to the condition that the applicant provides Code required improvements and fees. A Fire Mitigation Fee, based on \$488.00 per new single-family lot (with credit given for the existing residence), is recommended in order to mitigate the impacts of the proposal on City emergency services. The fee is estimated at \$488.00 (\$488.00 x 1 new lot = \$488.00) and is payable prior to short plat recording.

Schools: The Renton School District has indicated that it would be able to accommodate additional students generated by the proposed project at Cascade Elementary School, Nelsen Middle School, and Lindbergh High School. The Renton School District Impact fee is \$6,310.00 per each new single-family residence and is payable prior to the issuance of building permits.

Storm Water: A Preliminary Drainage Plan and Drainage Report were submitted with the project application. The report addresses compliance with the 2009 King County Surface Water Design Manual and the 2009 City of Renton Amendments to the King County Surface Water Design Manual. Development Services staff has conceptually approved the plan. An erosion control plan would be required at the time of civil construction permit submittal.

Water and Sanitary Sewer Utilities: Water and sanitary sewer service would be provided by the Soos Creek Water and Sewer District. Certificates of water and sewer availability were issued on July 8, 2010 by the Soos Creek Water and Sewer District.

D. FINDINGS:

Having reviewed the written record in the matter, the City now enters the following:

1. **Request:** The applicant is requesting short plat approval for the subdivision of one parcel (22,500 square feet) into 2-lots. Proposed Lot 1 would be 5,100 square feet and proposed Lot 2 would be 17,400 square feet in size. The existing single-family residence on proposed Lot 1 would remain. Staff is recommending that this configuration be changed to two lots and one Native Growth protection tract;
2. **Application:** The short plat application, the short plat site plan, and other drawings are contained within the official project file;
3. **Comprehensive Plan:** The subject proposal is designated Residential Single Family (RSF) in the City of Renton Comprehensive Plan;
4. **Zoning:** The proposal is zoned Residential – 8 dwelling units per acre (R-8);
5. **Subdivision Regulations:** The proposed project is subject to the City of Renton Subdivision regulations (RMC 4-7-070);
6. **Existing Land Uses:** Surrounding development and uses include – single-family residential (R-8 zoning) to the north, south, east, and west.
7. **Setbacks:** The proposal is subject to the setback requirements of the R-8 Zone (RMC 4-2-110A).
8. **System Development Charges:** System development charges would be collected from the Soos Creek Water and Sewer District. Copies of Certificates of Water and Sewer Availability, dated July 8, 2010, are contained within the official file.
9. **Public Utilities:** Water and sewer services would be provided by the Soos Creek Water and Sewer District. Copies of Certificates of Water and Sewer Availability, dated July 8, 2010, are contained in the official project file.
10. **Access:** Access to both Lots 1 and 2 would be from 109th Avenue SE via a 20-foot wide private access easement.

E. CONCLUSIONS:

1. The subject site is located in the **Residential Single Family (RSF)** comprehensive plan designation and complies with the goals and policies established with this designation.
2. The subject site is located in the **Residential 8 DU/AC (R-8)** zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval.
3. The proposed 2-lot short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with.
4. The proposed 2-lot short plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein.

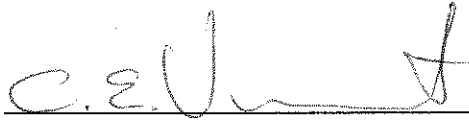
F. DECISION:

The **West Pacific Short Plat**, File No. **LUA10-064, SHPL-A, ECF**, is **approved** and is subject to the following conditions:

1. The applicant shall submit a revised short plat plan for the review and approval of the Planning Division Project Manager prior to recording the short plat. The revised short plat plan shall indicate two lots and one tract, a Native Growth Protection Easement (NGPE) (which includes the onsite Category 2 Wetland and its adjusted buffer area).
2. The applicant shall permanently identify the boundary between the Native Growth Protection Easement tract and the abutting land. This identification shall include a permanent split rail fence and wood or metal signs on treated or metal posts. The permanent wood split rail fence and signs shall be installed prior to short plat recording.
3. The applicant shall establish and record a permanent and irrevocable easement on the property title of the tract containing the Category 2 Wetland and its adjusted buffer prior to short plat recording. The protective easement shall be held by current and future property owners, shall run with the land, and shall prohibit development, alteration, and disturbance within the easement except for purposes of habitat enhancement. The enhancement project shall receive prior written approval from the City and from any other agency with jurisdiction over such activity.
4. A restrictive covenant shall be placed on the tract restricting its separate sale, and giving each lot owner within the short plat an undivided interest in the tract. This covenant shall be recorded on the face of the short plat, and/or concurrent with short plat recording, noting the recording number on the short plat.
5. The applicant shall place a note on the face of the short plat that maintenance of the Native Growth Protection Easement tract shall be equally shared by the owners of Lots 1 and 2
6. The applicant shall submit a revised landscape plan for the review and approval of the Planning Division Project Manager which indicates that the street trees planted along 109th Avenue SE and the ornamental trees in the front yard of Lot 2 shall be white ash "Autumn Purple".
7. The applicant shall submit a final landscape plan for the review and approval of the Planning Division Project Manager prior to recording the short plat. The final landscape plan shall indicate all landscaping associated with the short plat including two ornamental trees with a minimum caliper of 1 ½-inches in the front yard of proposed Lot 1.
8. The front yard of proposed Lot 2 shall be oriented to the west and a note to this effect shall be placed on the face of the short plat.
9. The applicant shall pay a Transportation Mitigation Fee of \$75.00 for each new average daily vehicle trip. The fee is estimated at \$717.75 and is payable prior to recording the short plat.
10. The applicant shall indicate on the short plat map that that one consolidated driveway approach is to serve the new lots and NGPE. This shall be shown on the short plat drawing submitted for recording.
11. The applicant shall pay a Fire Mitigation Fee based on \$488.00 per new single-family lot. The fee is estimated to be \$488.00 and is payable prior to recording the short plat.

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:



C. E. "Chip" Vincent, Planning Director

10/13/10
Date

TRANSMITTED this 15th day of October, 2010 to the Contact/Applicant/Owner(s):

Contact:

Tom Redding

Encompass Engineering & Surveying

165 NE Juniper Street, Suite 201

Issaquah, WA 98027

Applicant:

West Pacific International, LLC

4957 Lakemont Boulevard SE, C4-323

Bellevue, WA 98006

Owner(s):

Same as applicant

TRANSMITTED this 15th day of October, 2010 to the Party(ies) of Record:

None

TRANSMITTED this 15th day of October, 2010 to the following:

Neil Watts, Development Services Director

Larry Meckling, Building Official

Kayren Kittrick, Development Services

Jan Conklin, Development Services

Carrie Olson, Development Services

Bill Flora, Fire Marshal

Jennifer Henning, Current Planning Manager

Renton Reporter

LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on October 29, 2010. An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing together with the required fee to Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Additional

information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

RECONSIDERATION: Within 14 days of the decision date, any party may request that a decision on a short plat be reopened by the Administrator (Decision-maker). The Administrator (Decision-maker) may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the Administrator (Decision-maker) finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal timeframe.

EXPIRATION: The Administrative Short Plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

Planning:

1. RMC 4-4-030C.2 limits haul hours between 8:30 a.m. and 3:30 p.m., Monday through Friday unless otherwise approved by the Community & Economic Development Department.
2. Commercial, multi-family, new single family and other non-residential construction activities shall be restricted to the hours between 7:00 am and 8:00 pm, Monday through Friday. Work on Saturdays shall be restricted to the hours between 9:00 a.m. and 8:00 p.m. No work shall be permitted on Sundays.

Water:

1. Service is provided and in accordance with Soos Creek Water & Sewer District standards.
2. All fees are levied by Soos Creek Water & Sewer District.

Sanitary Sewer:

1. Service is provided and in accordance with Soos Creek Water & Sewer District standards.
2. All fees are levied by Soos Creek Water & Sewer District.

Surface Water:

1. The Surface Water SDC fee is \$1,012 per additional single-family lot. This fee is payable prior to the issuance of the construction permit.

2. A preliminary drainage plan and drainage report has been submitted with the land use application. The report addresses compliance with the 2009 King County Surface Water Design Manual and the 2009 City of Renton Amendments. Conceptually, the plan is approved. An erosion control plan will be required at civic construction permit submittal.

Transportation:

1. A Transportation Mitigation Fee of \$717.75 will be assessed. Credit will be given for the existing home.
2. Half street improvements including, but not limited to 16-feet of paving from centerline, curb, gutter, 8-foot planter strip, 5-foot sidewalk, and storm drainage improvements are required to be constructed in the right-of-way fronting the site per RMC 4-6-060. Existing right-of-way width in 109th Avenue SE is 60-feet. The applicant may submit an application to the City requesting to pay a fee in-lieu of constructing the street frontage improvements since there are no existing street improvements in the area.
3. The two driveway approaches shown on the plan will need to be combined into a shared driveway. The private access easement shall be a minimum of 16-feet in width with a maximum pavement width of 12-feet.
4. The maximum width of a single loaded garage driveway shall not exceed 9-feet and double loaded garage driveways shall not exceed 16-feet in width.

Plan Review – General:

1. All construction utility permits for drainage and street improvements will require separate plan submittals. All plans shall conform to the Renton Drafting Standards. Plans shall be prepared by a licensed civil engineer.
2. Separate permit and fees are required for storm drainage connections.

Fire:

1. Fire Mitigation Fees are applicable at the rate of \$488.00 per new single-family lot.
2. The fire flow requirement for a single-family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants can be counted toward the requirement as long as they meet current Code, including 5-inch storz fittings. A water availability certificate is required from Soos Creek Water and Sewer District.
3. Fire department apparatus access roadways are required to be minimum 20-feet wide fully paved with 25-feet inside and 45-feet outside turning radius. Fire access roadways shall be constructed to support a 30-ton vehicle with 322 psi point loading. Access is required within 150-feet of all points on the buildings. No Fire Department apparatus turnaround would be required as the proposed access road appears to be less than 150-feet in length.

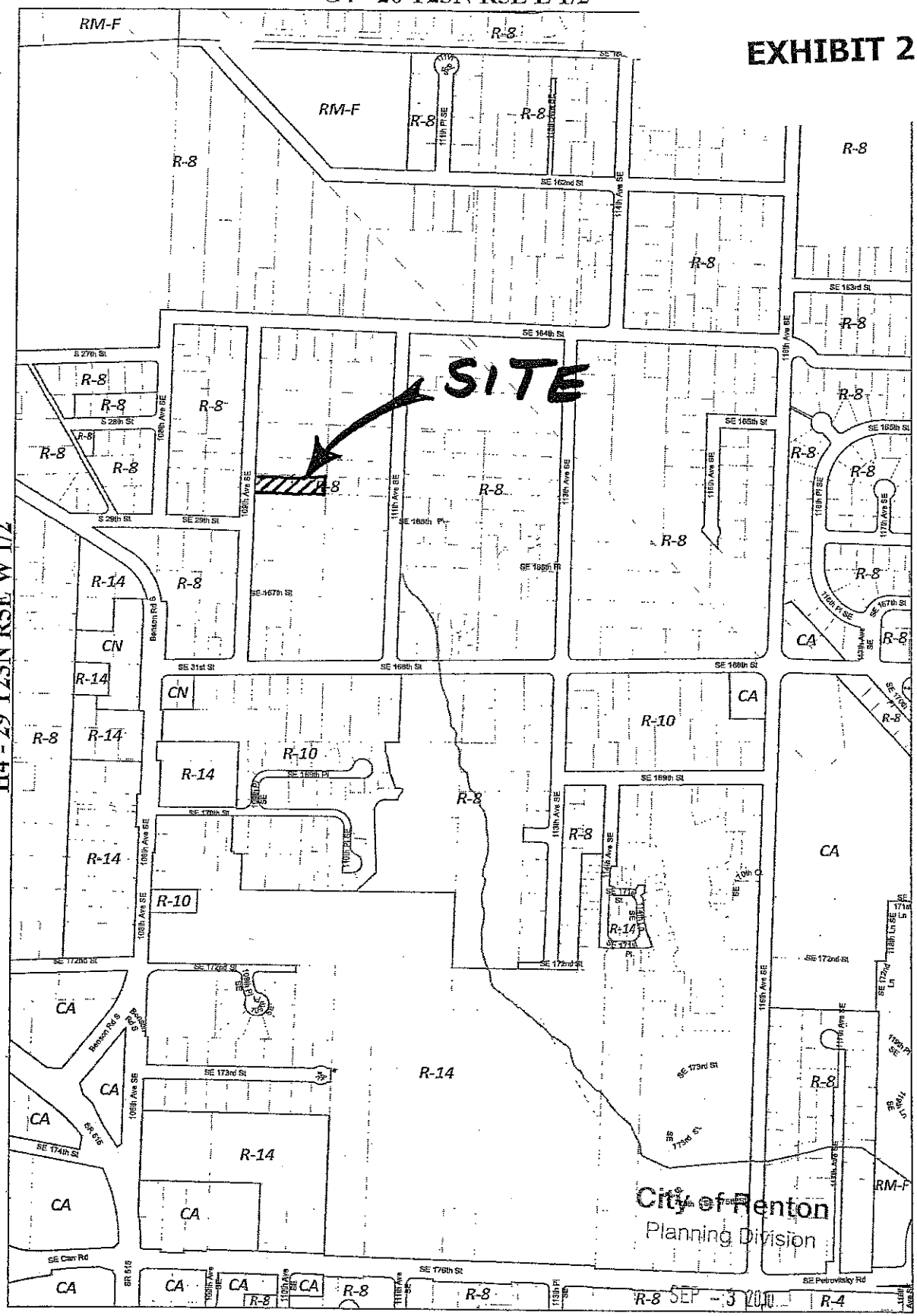
Property Services: Please see attached memo dated September 23, 2010.

G4 - 20 T23N R5E E 1/2

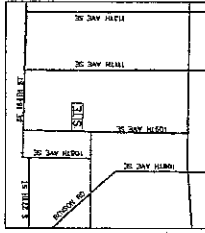
EXHIBIT 2

H4 - 29 T23N R5E W 1/2

H5 - 28 T23N R5E W 1/2



PORTION OF THE S.W. 1/4, OF THE N.E. 1/4 OF SEC. 29 T.W.N. 23 N., R.N.G 5 E., WM
CITY OF RENTON, WASHINGTON



G.O.R. CONTROL POINT 1863
A 1/8" COPPER PIN ON A CONCRETE POST
PUBLICITY PHOTOGRAPH BY W.A.V.

ZONING R-1-B

STYL. COMMUNICATION

1. SEWER SERVICE TO BE PROVIDED BY SONS OF CREEK WATER AND SEWER DISTRICT FROM SEWER MAIN LOCATED AT NORTHEAST PROPERTY CORNER
2. WATER SERVICE TO BE PROVIDED BY SONS OF CREEK WATER AND SEWER DISTRICT FROM WATER MAIN LOCATED IN NORTH AVENUE S.E.

LOT 2 DRAINAGE CONTROL WILL BE PROVIDED WITH A SPECIFIC SLOPED TO HANDSILE RUNOFF FROM LOT 2 ROOF AND DRIVEWAY

109TH AVENUE S.E. FRONTAGE



West Pacific Short Plat

RENTON
WA 98056

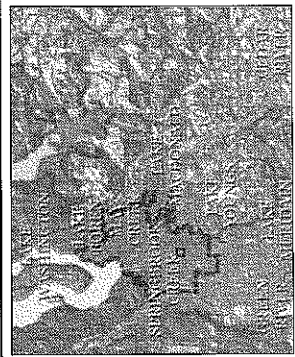


0.0 0.01 0.0 Miles

City of Renton, Washington

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

EXHIBIT 6



Legend

- Lakes and Rivers
- Wetlands
- Landslide
- HIGH
- MODERATE
- UNCLASSIFIED
- VERY_HIGH
- Parcels
- Street Names
- Rights of Way
- Streets
- Roads
- Jurisdictions
- Bellevue
- Des Moines
- Issaquah
- Kent
- King County
- Mercer Island
- Newcastle
- RENTON
- SeaTac
- Seattle
- Tukwila
- Primary
- Intermediate
- Aerial (March 2010)
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:511

@ 8.5" x 11"



Notes

Enter Map Description

EXHIBIT 7

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



M E M O R A N D U M

DATE: September 23, 2010
TO: Jerry Wasser
FROM: Sonja J. Fesser *JSF*
SUBJECT: West Pacific Short Plat, LUA-10-064-SHPL
Format and Legal Description Review

Bob Mac Onie and I have reviewed the above referenced short plat submittal and have the following comments:

Comments for the Applicant regarding the preliminary submittal:

None.

Information needed for final short plat approval includes the following:

Note the City of Renton land use action number and land record number, LUA-10-064, SHPL and LND-20-0560, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number.

The legal description of the subject property should be revised (revisions per The Talon Group, Subdivision Guarantee document, Order No. 1009-5000931, dated May 17, 2010). See the attachment.

Note on the drawing the City of Renton monument numbers for two ties to the City of Renton Survey Control Network. The geometry will be checked by the city when the monument numbers have been provided.

Provide sufficient information to determine how the short plat boundary was established.

Provide short plat and lot closure calculations.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

Indicate what has been, or is to be, set at the corners of the proposed lots.

The lot addresses will be provided by the city as soon as possible. Note said addresses on the short plat drawing.

Do note encroachments, if any.

Remove everything from the "LEGEND" and "TREE LEGEND" blocks. These items do not directly impact the subdivision.

Do not include the "OWNER/DEVELOPER", "ENGINEER/SURVEYOR", "DATUM", "VERTICAL CONTROL", "STREET ADDRESS", "ZONING", "PROPOSED DENSITY" and "PERMITTED DENSITY" blocks on the final short plat submittal. These items also do not directly impact the subdivision.

On the final short plat submittal, remove from the drawing all references to utility facilities, topog lines, decks, trees, concrete walk, concrete vault and other items not directly impacting the subdivision.

Remove the building setbacks lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.

Remove the King County Tax Lot Nos. from the short plat submittal.

Note the tract numbers, block and plat name of the properties adjoining the subject property.

Note all easements, covenants and agreements of record on the drawing.

Note the research resources on the short plat submittal.

The City of Renton "APPROVALS" block is signed by the City of Renton Administrator, Department of Public Works.

Include a reference to "KING COUNTY" in the approval block for the Department of Assessments. Provide signature lines as required.

All vested owner(s) of the subject short plat, at the time of recording, need to sign the final short plat submittal. Include a title report noting the current vested property owner(s) names.

Include an "OWNER'S DECLARATION" block on the short plat submittal. Provide a signature line and acknowledgment blocks as needed.

Note that if there are easements, restrictive covenants or agreements to others (City of Renton, etc.) as part of this subdivision, they can be recorded concurrently with the short plat. The short plat drawing and the associated document(s) are to be given to the Project Manager as a package. Reference the associated document(s) on the short plat drawing and provide spaces for the recording numbers thereof.

If there are new private easement(s) proposed with this short plat, include the following statement, juxtaposed to the subject easement: "Area for new private (utilities, access, etc.) easement". Since the new lots created via this short plat are under common ownership at the time of recording, there can be no easement(s) until such time as the lots are conveyed to others, via conveyance documents. The conveying document(s) need to include a statement about the together with and/or subject to specific easement rights.

Add the following Declaration of Covenant language on the face of the subject drawing, if the previous paragraph applies:

DECLARATION OF COVENANT:

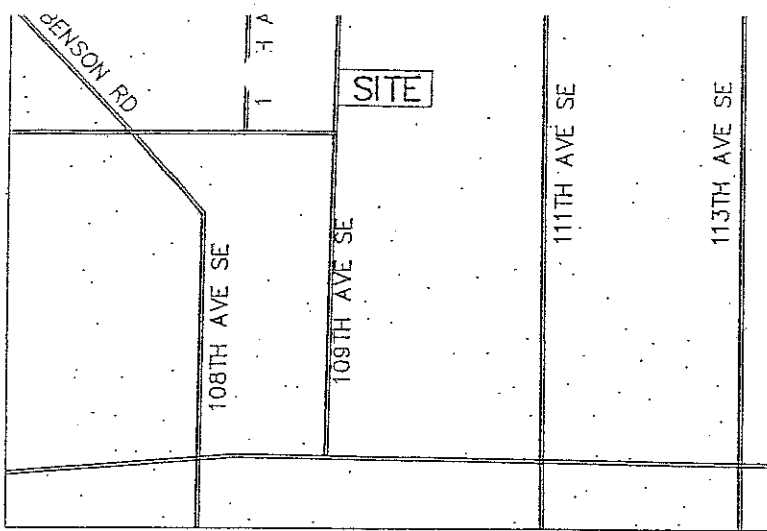
The owner of the land embraced within this short plat, in return for the benefit to accrue from this subdivision, by signing hereon covenants and agrees to convey the beneficial interest in the new easements shown on this short plat to any and all future purchasers of the lots, or of any subdivisions thereof. This covenant shall run with the land as shown on this short plat.

The new private access /utilities easement(s) require(s) a "NEW PRIVATE EASEMENT FOR INGRESS, EGRESS & UTILITIES MAINTENANCE AGREEMENT" statement noted on the short plat drawing. See the attachment.

See the attachment for the "NATIVE GROWTH PROTECTION AREA EASEMENT" block that is suitable for the wetlands. Note said block on the short plat submittal.

Include a north arrow with the "VICINITY MAP".

Fee Review Comments: The Fee Review Sheet for this review of the preliminary short plat is provided for your use and information.



VICINITY MAP NTS

OWNER/DEVELOPER

JACK ZHENG
4957 LAKEMONT BLVD S.E., C4-323
BELLEVUE, WA 98006
(425) 442-9628

ENGINEER/SURVEYOR

ENCOMPASS ENGINEERING AND SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250

LEGAL DESCRIPTION

THE SOUTH 75 FEET OF ~~LOT 5 OF BLOCK 7 OF THE PLAT~~
OF AKER'S FARMS NO. 5 AS RECORDED IN VOLUME 42 OF
PLATS, PAGE 15, RECORDS OF KING COUNTY, WASHINGTON.

DATUM

CITY OF RENTON CONTROL

VERTICAL CONTROL

C.O.R. CONTROL POINT 1640
STANDARD KING COUNTY SURVEY 3" BRASS DISC WITH A
PUNCH MARK STAMPED "KING COUNTY MONUMENT" ON A
CONCRETE POST MONUMENT DOWN 1.0' IN A MONUMENT
CASE IN THE CONSTRUCTED CENTERLINE OF 116TH AVENUE
S.E. AT THE NORTHERLY MARGIN OF AN EAST-WEST WATER
PIPELINE RIGHT-OF-WAY.
ELEVATION=466.08

HORIZONTAL CONTROL

C.O.R. CONTROL POINT 1640
STANDARD KING COUNTY SURVEY 3" BRASS DISC WITH A
PUNCH MARK STAMPED "KING COUNTY MONUMENT" ON A
CONCRETE POST MONUMENT DOWN 1.0' IN A MONUMENT
CASE IN THE CONSTRUCTED CENTERLINE OF 116TH AVENUE
S.E. AT THE NORTHERLY MARGIN OF AN EAST-WEST WATER
PIPELINE RIGHT-OF-WAY.

C.O.R. CONTROL POINT 1863
A 1/8" COPPER PIN ON A CONCRETE POST MONUMENT

REVISIONS

WEST PACIFIC SHORT PLAT
SITE PLAN

WEST PACIFIC
INTERNATIONAL

© THE PLANS SET FORTH ON THIS
REMAIN THE PROPERTY OF ENC

Title for both of the following paragraphs:

NEW PRIVATE EASEMENT FOR INGRESS, EGRESS & UTILITIES
MAINTENANCE AGREEMENT

Use the following paragraph if there are two or more lots participating in the agreement:

NOTE: NEW PRIVATE EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS TO BE CREATED UPON THE SALE OF LOTS SHOWN ON THIS SHORT PLAT. THE OWNERS OF LOTS _____ SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN THE OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE ACCESS EASEMENT APPURTENANCES. THESE APPURTENANCES AND MAINTENANCE RESPONSIBILITIES INCLUDE THE REPAIR AND MAINTENANCE OF THE PRIVATE ACCESS ROAD, DRAINAGE PIPES, AND STORM WATER QUALITY AND/OR DETENTION FACILITIES WITHIN THIS EASEMENT, PRIVATE SIGNAGE, AND OTHER INFRASTRUCTURE NOT OWNED BY THE CITY OF RENTON OR OTHER UTILITY PROVIDERS. MAINTENANCE COSTS SHALL BE SHARED EQUALLY. PARKING ON THE PAVING IN THE ACCESS EASEMENT IS PROHIBITED, UNLESS PAVEMENT WIDTH IS GREATER THAN 20 FEET.

Use the following paragraph if there is one lot subject to the agreement:

NOTE: NEW PRIVATE EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS TO BE CREATED UPON THE SALE OF LOTS SHOWN ON THIS SHORT PLAT. THE OWNER OF LOT _____ SHALL HAVE OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE ACCESS EASEMENT APPURTENANCES. THESE APPURTENANCES AND MAINTENANCE RESPONSIBILITIES INCLUDE THE REPAIR AND MAINTENANCE OF THE PRIVATE ACCESS ROAD, DRAINAGE PIPES, AND STORM WATER QUALITY AND/OR DETENTION FACILITIES WITHIN THIS EASEMENT, PRIVATE SIGNAGE, AND OTHER INFRASTRUCTURE NOT OWNED BY THE CITY OF RENTON OR OTHER UTILITY PROVIDERS. MAINTENANCE COSTS SHALL BE SHARED EQUALLY. PARKING ON THE PAVING IN THE ACCESS EASEMENT IS PROHIBITED, UNLESS PAVEMENT WIDTH IS GREATER THAN 20 FEET.

NATIVE GROWTH PROTECTION EASEMENT

The Native Growth Protection Easement (NGPE) on this short plat identifies the required wetland buffer area for the wetlands on adjacent parcels. The creation of the Native Growth Protection Easement (NGPE) conveys to the public a beneficial interest in the land within the easement area. This interest shall be for the purpose of preserving native vegetation for the control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The Native Growth Protection Easement imposes upon all present and future owners and occupiers of the Easement area enforceable on behalf of the public by the City of Renton, to leave undisturbed all trees and other vegetation within the easement area. The vegetation within the NGPE may not be cut, pruned, covered by fill, removed or damaged, without the expressed written permission from the City of Renton, ~~provided however, that the owner of the underlying property may install landscaping~~. The right of entry granted herein shall apply to the agents, representative and employees of the owners or subsequent owners of the underlying property.